

**COUNTY OF LOUDOUN**  
**DEPARTMENT OF BUILDING AND DEVELOPMENT**  
**MEMORANDUM**

**DATE:** July 2, 2010

**TO:** Kate McConnell, Department of Planning

**FROM:** Brian Fish, Planner, Zoning

**THROUGH:** Mark Stultz, Assistant Zoning Administrator

**CASE NUMBER AND NAME:** CAPP-2010-0016, Ortiz / Bell

**TAX MAP/PARCEL NUMBER:** /44////////49A

**PIN/MCPI:** 491-27-7785

Staff has reviewed the referral materials for a proposed covered entry porch to replace an existing wood deck on an existing structure in the Goose Creek Historic District, to be heard at the July 12, 2010 meeting of the Historic District Review Committee. The property contains approximately 9.00 acres and is zoned AR-1 (Agricultural Rural – 1) under the Revised 1993 Loudoun County Zoning Ordinance (“Ordinance”). A portion of the subject property is within the Floodplain Overlay District and therefore subject to the conditions and restrictions contained in Section 4-1500 of the Ordinance. There are also areas of steep slopes on the property, which are subject to conditions and restrictions contained in Section 5-1507 of the Ordinance. The subject property has common boundaries with three other properties, all of which are also within the AR-1 District.

The proposed covered entry porch is not located within any required yard or setback. The areas of floodplain and steep slopes on the subject property are not in the vicinity of the proposed porch and do not impact this application. There are no zoning issues associated with this application.